

ZB# 75-4

John Petro

13-11-4

75-4 - Petro, John - variance

Public Hearing -

March 3rd - 8 p.m.

all fees paid

Notice to paper 2/20/75.

No OCPD



Oxford

STOCK No 752

MADE IN U S A

13-11-4

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS.
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing pursuant to Section 48-33-A of the Zoning Ordinance on the following proposition:
 Appeal No. 2
 Request of John A. Petro for a Variance of the regulations for the Zoning Ordinance to permit a variance of 5' for side yard being a Variance of Article IV, Section 48-15. Evident property owned by him situated as follows: West side of Malrose Avenue, lot 224 & 225 of Tax Map 15, Town of New Windsor, New York.
 SAID HEARING will take place on the 3rd day of March, 1975, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 8 o'clock P.M.
 Theodore Jarosoff, Chairman
 By Patricia DeLo, Secy.
 Feb. 22, 1975

State of New York

County of Orange, ss:

Olga Trachewsky

she, being duly sworn deposes and says that **he is** **Principal Clerk** of **Newburgh-Beacon News Co., Inc., Publisher of The Evening News.** a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published
 One Time

in said newspaper, commencing on the **22nd** day of **February** **A.D., 19 75**, and ending on the **22nd** day of **February** **A.D., 19 75**

Subscribed and sworn to before me this
24th day of **February** **19 75**

Olga Trachewsky

Theresa J. Jarosoff

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1975

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 75-4
Date: February 23, 1975

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) JOHN A PETRO of 8 PARK HILL Dr
(Street & Number)
NEW WINDSOR • NY HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

Lots No. 224 and 225 of Tax Map No. 15.

A. Location of the Property MELROSE AV RB
(Street & Number) (Zone)
B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Article IV - Sec. 48-15 E

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: applicant has an undersized lot which does
not conform to the present Zoning Ordinance.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: the neighborhood is zoned for
RB one family and that is what the applicant wants to use it for.
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because:
The lot was undersized and was a non-conforming use.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: _____

The applicant intends to erect a single family dwelling and
will actually improve and upgrade the property.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: _____

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Applicant intends to erect a single family structure on a lot
60 by 80 feet located on Melrose Avenue. This house will have a
shortage of area around the lot. Variances are required for this
proposal.

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 I&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: February 23, 1975.

John A. Petru
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 20th day of Feb., 19 75. Park Hill Drive, New Windsor,
Address N. Y.

Patricia Delio
(Notary Public)

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County

Telephone Number _____

(DO NOT WRITE IN THIS SPACE)

Application No. _____
Date of Hearing _____
Date of Decision _____

Date Received _____
Notice Published _____

DECISION:

Granted
3/3/75.

7 Franklin Avenue
New Windsor, N. Y.
March 9, 1975

Mr. John Petro
Park Hill Drive
New Windsor, N.Y.

RE: APPLICATION FOR VARIANCE
Melrose Avenue property

Dear John:

This is to confirm the granting of a variance on
the above property at Melrose Avenue, New Windsor, N. Y.

Yours truly,

Theodore Jargstorf, Chairman

/pd

cc: Howard Collett, Bldg. Inspector
Town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

February 18, 1975

Mr. John Petro
8 Park Hill Drive
New Windsor, New York 12550

Dear Mr. Petro:

According to my records, the attached list of property owners are within the five hundred (500) feet of the property in question.

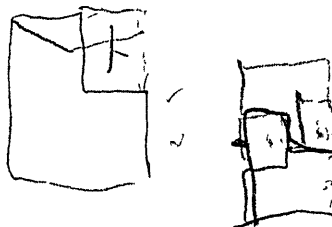
The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads 'Ellsworth E. Weyant'.

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.





OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

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Gandolfini, Peter L. & Christine M.
10 Melrose Avenue
New Windsor, New York 12550

Ditrocchio, Pasquale
20 Melrose Avenue
New Windsor, New York 12550

Gaydos, Pauline
26 Melrose Avenue
New Windsor, New York 12550

Pustola, Pauline
34 Melrose Avenue
New Windsor, New York 12550

Makarewicz, Walter J. & Dolores
38 Melrose Avenue
New Windsor, New York 12550

Mikutis, Anthony & helen
44 Melrose Avenue
New Windsor, New York 12550

Pushman, Albert E. Jr. & Audrey
46 Melrose Avenue
New Windsor, New York 12550

Simanoski, Edward A. & Helen B.
56 Melrose Avenue
New Windsor, New York 12550

Simanoski, Charles & Anna
Bradford Avenue
New Windsor, New York 12550

Malinowski, Peter A. & Thaddeus
Rymazewski, Wanda
30 Lawrence Avenue
New Windsor, New York 12550

Konrad, John C. & Joanne M.
33 Lawrence Avenue
New Windsor, New York 12550

Williams, Nicholas J. & Teresa
27 Lawrence Avenue
New Windsor, New York 12550

Szajko, Laszlo & Barbara Ann
24 Clancy Avenue
New Windsor, New York 12550

Conklin, Joseph H. & Agnes
28 Blanche Avenue
New Windsor, New York 12550

Rahemba, Victoria
32 Blanche Avenue
New Windsor, New York 12550

Rahemba, Joseph C. & Joyce M.
40 Blanche Avenue
New Windsor, New York 12550

Orzechowski, Stella
61 Blanche Avenue
New Windsor, New York 12550

Donahue, Thomas P.
Bradford Avenue
New Windsor, New York 12550

Decker, Leslie E. & Patricia A.
53 Melrose Avenue
New Windsor, New York 12550

Konrad, John & Helen
49 Melrose Avenue
New Windsor, New York 12550

Kirk, Frances & Jeffrey
45 Melrose Avenue
New Windsor, New York 12550

Brink, Robert C. & Angela
37 Melrose Avenue
New Windsor, New York 12550



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555 Union Avenue
New Windsor, New York 12550
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Starr, Pauline & Edward P.
31 Melrose Avenue
New Windsor, New York 12550

✓ Hollo, Lillian
25 Melrose Avenue
New Windsor, New York 12550

Stocker, Frank E. & Mary Neva
17 Melrose Avenue
New Windsor, New York 12550

Palazzo, Andrew J. & Jennie
15 Melrose Avenue
New Windsor, New York 12550

Caesar, Joseph F. & cecelia
25 Clancy Avenue
New Windsor, New York 12550

Valenzano, Ralph E. & Katherine
26 Cedar Avenue
New Windsor, New York 12550

Jones, Katharine & Thomas
28 Cedar Avenue
New Windsor, New York 12550

Dabrowski, John F. & Lillian
30 Cedar Avenue
New Windsor, New York 12550

Scott, William & Dorothy
7 Cedar Avenue
New Windsor, New York 12550

3D Realty, Inc.
Oakridge Drive
New Windsor, New York 12550

Mahusky, Sofia
34 Cedar Avenue
New Windsor, New York 12550

Russio, Anthony L. & Helen M.
36 Cedar Avenue
New Windsor, New York 12550

Fornal, Pauline
38 cedar Avenue
New Windsor, New York 12550

Maley, Lillian K.
40 Cedar Avenue
New Windsor, New York 12550

Gandolfini, Lino & Ida
44 Cedar Avenue
New Windsor, New York 12550

Mowery, Lawrence C. & Johanna
69 Bradford Avenue
New Windsor, New York 12550

Biedekapp, Scott & Harriet
63 Blanche Avenue
New Windsor, New York 12550

Lawless, William & Glenna
43 Blanche Avenue
New Windsor, New York 12550

Keegan, Mary
127 Mailler Avenue
Cornwall, New York 12518

Edwards, Warren
39 Blanche Avenue
New Windsor, New York 12550

Detz, Frank & Dorothy
35 Blanche Avenue
New Windsor, New York 12550

Irwin, Albert & Stella
35 Blanche Avenue
New Windsor, New York 12550



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Chairman
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555 Union Avenue
New Windsor, New York 12550
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Dempsey, Allen & Minnie
19 Meriline Avenue
New Windsor, New York 12550

Malinowski, Peter A. & Thaddeus
39 Lawrence Avenue
New Windsor, New York 12550

LaPiana, Giuseppe & Adelina
40 Lawrence Avenue
New Windsor, New York 12550

Corrieri, Franco & Lillian
55 Lawrence Avenue
New Windsor, New York 12550

Rymaszewski, Wanda S.
30 Lawrence Avenue
New Windsor, New York 12550

Raszcewski, Frances J.
60 Lawrence Avenue
New Windsor, New York 12550

Young, Paul & Ruth
57 Merline Avenue
New Windsor, New York 12550

Yonnone, Carmine & Fannie
51 Merline Avenue
New Windsor, New York 12550

Detoro, Thomas W. & Rose M.
47 Merline Avenue
New Windsor, New York 12550

Detore, Arturo & Carmela Est.
C/O Michael Detoro
41 Merline Avenue
New Windsor, New York 12550

Kerr, Hazelton M. & Anna V.
37 Merline Avenue
New Windsor, New York 12550

Sears, James W. & Rose T.
35 Merline Avenue
New Windsor, New York 12550

Cimorelli, Anthony
35 Merline Avenue
New Windsor, New York 12550

Cimorelli, Gus & Anna
29 Merline Avenue
New Windsor, New York 12550

Garziona, Nicholas A. & Jean
27 Merline Avenue
New Windsor, New York 12550

Tolnai, Katalin
25 Merline Avenue
New Windsor, New York 12550

Crudele, Alfred T.
64 Clancy Avenue
New Windsor, New York 12550

Masloski, Louis & Helen
22 Merline Avenue
New Windsor, New York 12550

Tracana, Tomasina
30 Merline Avenue
New Windsor, New York 12550

Garziona Adam J. & Concetta
34 Merline Avenue
New Windsor, New York 12550

Brodowski, Stanley J. & Mary
36 Merline Avenue
New Windsor, New York 12550

Monarchie, Louis F. & Mary D.
242 Meridian Avenue
Miami Beach, Florida



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Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Murphy, Donald J. & Gertrude
46 Merline Avenue
New Windsor, New York 12550

Kohlman, Slavia
48 Merline Avenue
New Windsor, New York 12550

Maher, Dennis P. & Joan
54 Merline Avenue
New Windsor, New York 12550

Reidulski, John
MD#23 Merline Avenue
New Windsor, New York 12550

Neuwirth, Matilda
31 Myrtle Avenue
New Windsor, New York 12550

Hunter, John F. & Florence B.
27 Myrtle Avenue
New Windsor, New York 12550

Decker, Wlater & Anna
23 Myrtle Avenue
New Windsor, New York 12550

Jones, Minnie; Kaczmarek, Della
13 Myrtle Avenue
New Windsor, New York 12550

Gerbes, Frank P. & Helen
52 Cedar Avenue
New Windsor, New York 12550

Gerbes, Frank P. Jr. & Mary M.
6 Clancy Avenue
New Windsor, New York 12550

Kelley, Mary Osusky
MD#23 Blanche Avenue
New Windsor, New York 12550

Osusky, Elizabeth
MD#23 Blanche Avenue
New Windsor, New York 12550

Ferrara, Stephen & Shirley June
1 Ora street
New Windsor, New York 12550

Marullo, John J. Jr. & Elizabeth
10 Blanche Avenue
New Windsor, New York 12550

Babcock, John T. & Marion E.
12 Blanche Avenue
New Windsor, New York 12550

Vinson, Richard F. & Rebecca Mae
14 Blanche Avenue
New Windsor, New York 12550

Terwillinger, Fern; Carpenter;
Joyce; Misner, Gladys
16 Blanche Avenue
New Windsor, New York 12550

Weygant, Charles F. Jr.
3 Melrose Avenue
New Windsor, New York 12550

Coykendall, Helen M.
11 Melrose Avenue
New Windsor, New York 12550

✓ Hollo, Lewis
25 Melrose Avenue
New Windsor, New York 12550

Netz, Albert H.
9 Melrose Avenue
New Windsor, New York 12550



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555 Union Avenue

New Windsor, New York 12550

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L.M.J. Assoc. Co. Inc.
C/O Mari-Anne Bag Corp.
170 Walsh Avenue
New Windsor, New York 12550

Rahm, Elizabeth F.
15 Lawrence Avenue
New Windsor, New York 12550

Koran, Helen R.
19 Lawrence Avenue
New Windsor, New York 12550

Grzibowski, Chester J. & Evelyn
12 Melrose Avenue
New Windsor, New York 12550

Messina, Peter J.
1 John Street
New Windsor, New York 12550

Connolly, Harry T. & Mary C.
162 Walsh Avenue
New Windsor, New York 12550

Zamenick, Shirley & Frederick
160 Walsh Avenue
New Windsor, New York 12550

Pettine, Michael & Theresa
10 Lawrence Avenue
New Windsor, New York 12550

Lee, James D. & Geraldine
12 Lawrence Avenue
New Windsor, New York 12550

Thompson, Edward L.
Broughton, Wesley
23 Stori Road
Newburgh, New York 12550

Messini, Anthony
15 Merline Avenue
New Windsor, New York 12550

Wein, Edward J. & Susan C.
154 Walsh Avenue
New Windsor, New York 12550

Crudele, John
MD#23 Merline Avenue
New Windsor, New York 12550

Zamenick, Matthew F.
58 Melrose Avenue
New Windsor, New York 12550

Lauctis, Adam
MD#23 Melrose Avenue
New Windsor, New York 12550

Siko, Rezso & Janet
70 Lawrence Avenue
New Windsor, New York 12550

Respectfully submitted,

ELLSWORTH E. WEYANT

Sole Assessor

Town of New Windsor

John A. Petro

Building Contractor

8 PARK HILL DRIVE
NEW WINDSOR, N. Y. 12550

561-6519

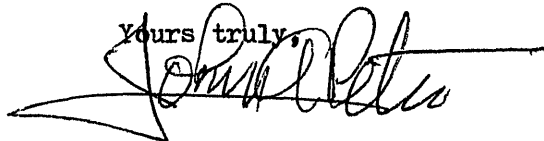
18 February, 1975

Patricia Delio
7 Franklin Ave.
New Windsor, NY 12550

Dear Pat,

Please find enclosed the necessary forms and checks so
that I may attend the next Zoning Board of Appeals meeting on
the 24th of Feb. and make a presentation of my case.

Yours truly,

A handwritten signature in dark ink, appearing to read 'John A. Petro', with a long horizontal flourish extending to the right.

John A. Petro

kap
Encl.

7 Franklin Avenue
New Windsor, N. Y.
February 22, 1975

Joseph Loscalzo, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE -
John A. Petro

Dear Mr. Loscalzo:

Kindly be advised that a public hearing will take place on the above matter on Monday evening, March 3rd at 8 p.m. I have enclosed herewith copy of Mr. Petro's application together with public hearing notice which appeared in the newspaper on February 22, 1975.

Yours truly,

By: Patricia Delio, Secretary

/pd

Encs.

cc: Howard Collett, Bldg. Inspector
Town of New Windsor

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE _____

APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name JOHN A PETRO

Address 8 PARK HILL DR. NW. NY.

Telephone number JO 1 6519

Are you the owner of the property? YES

2. Briefly describe intention (or attach) and location of property:

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

✓ _____ Variance (Notify P/B -plans if necessary)

_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

✓ _____ Z.B.A. action needed

_____ Site plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this

Agenda _____ Service _____

1. Name JOHN A PETRO
Address 8 PARK HILL DR. NW. NY.
Telephone number JO 1 6519
Are you the owner of the property? YES

2. Briefly describe intention (or attach) and location of property:

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map
_____ ☒ Variance (Notify P/B -plans if necessary)
_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed
_____ ☒ Z.B.A. action needed
_____ Site plan needed
_____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

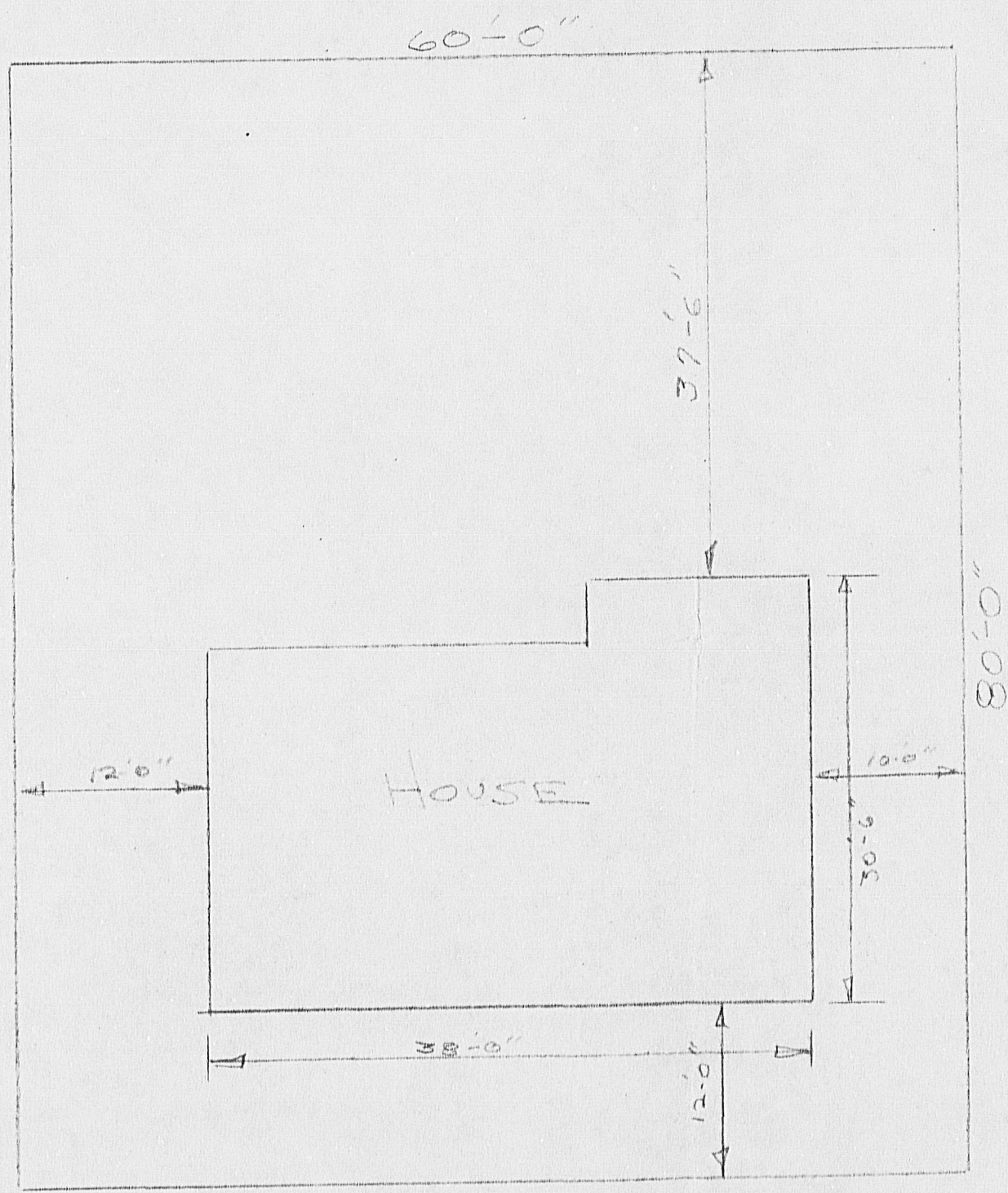
I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: _____

(APPLICANT)

MALINOWSKI

PISTON



GANDAS

MELROSE AV.

JOHN A. PETERO
FEB 10-75